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NOV 16 2015



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
www.grafton-ma.gov

**PLANNING BOARD**  
GRAFTON, MA

PLANNING BOARD

**APPLICATION FOR SITE PLAN APPROVAL**

Application No. 2015-14

APPLICANT NAME: MACURA EXCAVATING

STREET 14 STUB TEE LN CITY/TOWN SOUTH BORO

STATE MA ZIP 01772 TELEPHONE (508) 284-8244

PROPERTY OWNER NAME: MANTUS

STREET 22 DONATUE LN CITY/TOWN GRAFTON

STATE MA ZIP 01536 TELEPHONE \_\_\_\_\_

Deed recorded in the Worcester District Registry of Deeds Book 5224 Page 527

CONTACT PERSON'S NAME: MICHAEL MACURA

TELEPHONE (508) 284-8244

**SITE INFORMATION:**

STREET AND NUMBER 22 DONATUE LANE

ZONING DISTRICT DLT ASSESSOR'S MAP 026.0 LOT #(S) 0002.1A

LOT SIZE 4 ACRE FRONTAGE \_\_\_\_\_

CURRENT USE GARAGE FOR CONTRACTOR

**PLAN INFORMATION:**

PLAN TITLE N/A (WALIVER BEING REQUESTED)

PREPARED BY \_\_\_\_\_

DATE PREPARED \_\_\_\_\_ REVISION DATE \_\_\_\_\_

Describe proposed changes / additions: \_\_\_\_\_

**TO THE GRAFTON PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 10/30/15

Property Owner's Signature (if not Applicant) [Signature] Date: 11/3/2015

RECEIVED TOWN CLERK  
GRAFTON, MA  
2015 NOV 16 PM 2:13

*h*

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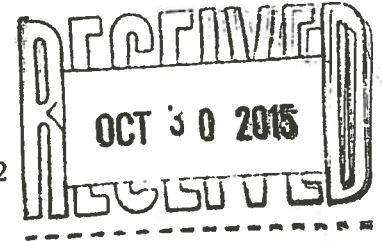
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GRAFTON, MA

TOWN OF GRAFTON

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TREASURER / COLLECTOR

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Michael Macura  
Petitioner Name

MANTELLI  
Property Owner / Company Name

\_\_\_\_\_  
Petitioner Address

22 DONATTUE LANE  
Property Address

\_\_\_\_\_  
City, State, Zip

Grafton, MA  
City, State, Zip

\_\_\_\_\_  
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Monique Murray  
Treasurer / Collector Name (please print)

Monique Murray  
Treasurer / Collector Signature

10-30-15  
Date

Updated: 8/25/09

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PLANNING BOARD  
GRAFTON, MA

**FISCAL YEAR 2016 PRELIMINARY REAL ESTATE TAX BILL**  
Your preliminary tax for the fiscal year beginning July 1, 2015 and ending  
June 30, 2016 on the parcel of real estate described below is as follows:

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF GRAFTON  
Treasurer/Collector  
Jessica L. Gomez

**TAXPAYER COPY**

**PROPERTY IDENTIFICATION**

Map/Parcel  
26-0-2A

Book 5224  
Page 527  
Deed Date 06/01/1972

Location 22 DONAHUE LANE

MANTELLI ALBERT B  
29 HILLTOP STREET  
N GRAFTON, MA 01536

TOWN OF GRAFTON  
PAID  
OCT 30 2015  
TREASURER/COLLECTOR

Preliminary  
Preliminary CPA  
1,752.30  
26.28

Tax  
1,778.58

Overdue amounts accrue interest at the rate  
of 14% per year until payment is received

Account # 4041			
Bill Date	Billed	Exempt	Due
07/01/2015 Tax	889.29		0.00
10/01/2015 Tax	889.29		854.79
Interest thru 10/30/2015 Demand			
Total Due			\$854.79

**Office Hours**

Mon, Wed, Thurs, Fri: 8:30AM-4:30PM Tues 8:30AM-7:00PM

**MAKE CHECKS PAYABLE TO**

Town of Grafton

P.O. Box 805

Reading, MA 01867-0406

For billing call: Collector's Office

508-839-5335 Ext 1170

PAY ON-LINE - Checking account, major credit cards  
accepted, additional fees apply. Go to the Town of  
Grafton's website at [www.grafton-ma.gov](http://www.grafton-ma.gov) and scroll down  
to: "Online Payments" and Click on "Pay Real Estate  
Taxes Online"

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

# Macura Excavating, LLC

14 Stub Toe Lane  
Southborough, Ma 01772  
Tel (508) 284-8244 Fax (617) 488-2235  
mike@macuraexcavating.com  
www.macuraexcavating.com

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**PLANNING BOARD  
GRAFTON, MA**



OCTOBER 29, 2015

Town of Grafton- Planning Board

30 Providence Road

Grafton, Ma 01519

Re: Special Use Permit Application- 22 Donahue Lane

Dear Sir or Madam,

Macura Excavating, LLC is seeking a Special Use Permit and Site Plan Review Waivers from the Town of Grafton to operate as a Contractor at property located at 22 Donahue Lane. Macura is currently under agreement to purchase 22 Donahue Lane which consists of approximately 4 acres of land is zoned Office Light Industrial and currently has a 2,400 square foot vacant garage on the parcel which was formerly used by an excavation company. Macura intends to continue to use the garage in the same manner in which the former occupants did.

Macura Excavating is a small excavating company based in Southborough, Ma. Macura currently employs six employees and has a small amount of earth moving equipment. Macura predominately completes work in the private sector with annual revenues from \$500,000 to \$1,500,000. Macura mainly operates between the months of March and December on jobsites and performs snow removal services during the winter months. Macura does not own large earthmoving equipment such as rock trucks, bulldozers, or 35 ton+ excavators nor do they own dump trucks. Macura predominately completes sitework packages with values between \$50,000 and \$750,000. Hours of operation on the property would be 7:00 am – 3:30 pm Monday through Friday with limited activity on weekends. There will not be many deliveries if any to the property. There will not be any use or storage with hazardous materials.

The main use of this property for Macura will be for minor storage of Contractor tools and equipment such as pickup trucks, bobcat trailer, pipe, trench shoring, etc. Macura intends to utilize the single bay garage for interior storage of weather sensitive materials. Reference attached photos.

Macura does not intend to make any modifications to the current state of the property or structure as it serves Macura's needs as is. Macura mainly operates on jobsites throughout the year so vehicle traffic and storage during the fair weather months will be minimal. Macura is seeking a "homebase", however, to serve your basic Contractor storage needs. Macura does not intend to rent or sublet out any portion of the property at this time.

There are no potential or future changes requested for this property at this time. Macura understands that any modifications to the property will be subject to Site Plan Approval, however, at this time Macura kindly requests exemption and waiver from Site Plan Review as the current state of the property serves Macura's needs and no modifications will be required.

The following is a list of Waivers Requested of the Grafton Zoning By-Laws:

Section 1.3.3.3

- a) Provided with this application.
- b) Provided with this application.
- c) Provided with this application.
- d) Waiver requested for Site Plan. Macura does not intend to make any modifications to the property and plans to use based on it's current/former use.
- e) Waiver requested. Stormwater management plan is not applicable as no construction is being completed on this property.

- f) Wavier requested. No earthwork proposed for this property.
- g) Wavier requested. No building construction proposed.
- h) Provided with this application.

Section 5.1- Waiver Requested.

Section 5.2- Wavier Requested.

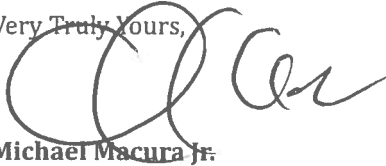
Section 5.3- Wavier Requested.

Section 6.4- Wavier Requested.

Section 7.4 d-h- Wavier Requested.

Section 8.2.1- Waiver requested. No change to current traffic proposed.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michael Macura Jr.", written over the printed name.

**Michael Macura Jr.**  
PRESIDENT